



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: *GM* George M. Homewood, AICP, CFM, Planning Director *2mre*

COPIES TO: City Attorney, City Clerk

SUBJECT: April 23, 2015 City Planning Commission Public Hearing Results

DATE: April 24, 2015

Attached is the Results Agenda from the April 23, 2015 Norfolk City Planning Commission public hearing. This report will be prepared on a monthly basis, following each Planning Commission public hearing, to ensure you are informed of Planning Commission actions. No action is required on this report.

If you have any questions about these items, please contact me.



NORFOLK

CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

APRIL 23, 2015

RESULTS

The Norfolk City Planning Commission will hold a public hearing on April 23, 2015 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

CONTINUED AGENDA

CONTINUED TO AUGUST 27TH

1. **MEADOWSTONE APARTMENTS**, for the following applications on properties located at 200 and 230 Amarillo Avenue, 225 Bristol Avenue, and 6000 Curlew Drive:
 - a. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Single Family Suburban to Multifamily.
 - b. Text amendment to the City's *Zoning Ordinance* to create "Meadowstone Apartments Residential Planned Development" (PD-R Meadowstone) district.
 - c. Change of zoning from R-6 (Single-Family) to PD-R Meadowstone (Meadowstone Apartments Residential Planned Development) district.
 - d. For the closing, vacating, and discontinuing of an undeveloped portion of Bristol Avenue from the northern line of Cleveland Street and extending northwardly to its terminus.
 - e. For the closing, vacating, and discontinuing of an undeveloped portion of Amarillo Avenue from the northern line of an unimproved portion of Cleveland Street and extending northwardly to its terminus.

The purpose of these requests is to allow for the construction of a multi-family residential development containing 144 units.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

CONTINUED TO MAY 28TH

2. **CITY OF NORFOLK**, for the following applications:
- Change of zoning from C-2 (Corridor Commercial) district to D-2 (Downtown Regional Center) district on properties located at 523-545 E. Bute Street, 555 Fenchurch Street, and 520 Wood Street.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

- To close Fox Lane from the eastern line of Posey Lane to the southern line of E. Bute Street.
- To close Posey Lane from the southern line of E. Bute Street to the northern line of Wood Street.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

The purpose of these requests is to allow for the development of additional parking for the existing church and a multi-family residential complex consisting of approximately 120 units.

CONTINUED TO MAY 28TH

3. **HAMPTON ROADS LAND COMPANY**, for a change of zoning from R-11 (Moderate Density Multi-Family) district to conditional I-5 (Deep Waterfront Industrial) district on properties located at 1701-1731 Brown Avenue.

The purpose of this request is to allow for the construction of a warehouse facility to support the marine operations of the adjacent towing company.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 7-0

4. **GROVE PARK PLACE ASSOCIATES, LLC**, for a special exception to permit townhouses on property located at 3243 Granby Street.

The purpose of this request is to allow for the construction of five new townhouses.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

REGULAR AGENDA

APPROVAL RECOMMENDED, 7-0

1. **CITY PLANNING COMMISSION**, for a text amendment to section 2-3, "Definitions," and Chapter 22, "Variances," in order to incorporate a different standard for approval as required by changes made in state law.

Staff contact: Lenny Newcomb at (757) 664-4764, leonard.newcomb@norfolk.gov

APPROVAL RECOMMENDED, 7-0

2. **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to amend Table 6-A, "Table of Land Uses" for Commercial Districts to allow Adult Day Care Center as a permitted use in the C-3 (Retail Center) district.

Staff contact: Lenny Newcomb at (757) 664-4764, leonard.newcomb@norfolk.gov

CONTINUED TO MAY 28TH

3. **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to amend section 15-4, "Motor vehicle parking design standards" and 15-5, "Alternative parking" to allow additional parking and maneuvering areas on lots fronting certain roads in order to promote public safety.

Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

CONTINUED TO MAY 28TH

4. **DSF DEVELOPMENT, LLC**, for a change of zoning from R-4 (Single-Family) district to R-8 (Single-Family) district on property located at 6322 Hudson Avenue.

The purpose of this request is to re-subdivide the property into four lots where four single-family homes will be built.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

5. **EA'S LITTLE BLESSINGS LEARNING CENTER**, for a change of zoning to modify the conditions on properties zoned conditional C-1 (Limited Commercial) district located at 956-960 Berkley Avenue Extended.

The purpose of this request is to increase the maximum student capacity.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 7-0

6. **NORFOLK BUILDING CORP.**, for a change of zoning from C-1 (Limited Commercial) district to conditional R-8 (Single-Family) district on property located at 901 Apex Street.

The purpose of this request is to allow for the construction of one single-family home.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 7-0

7. **NORFOLK BUILDING CORP.**, for a change of zoning from R-5 (Single-Family) district to conditional R-8 (Single-Family) district on property located at 5857 Finney Street.

The purpose of this request is to allow for the construction of two single-family homes.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

CONTINUED TO MAY 28TH

8. **CAPITAL FINANCE, INC.**, for the following applications on property located at 834 44th Street:
- a. Change of zoning from I-2 (Light Industrial) district to conditional C-2 (Corridor Commercial) district.
 - b. Special exception to permit mixed uses.

The purpose of these requests is to allow for the conversion of the existing warehouse into a building with commercial and residential uses.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

9. **COASTAL BREEZE CAR WASH**, for the following applications:
- a. Change of zoning from R-8 (Single-Family) district to conditional C-2 (Corridor Commercial) district on property located at 7923 Glade Road.
 - b. Special exception to operate a car wash on properties located at 908 E. Little Creek Road and 7923 Glade Road.

The purpose of these requests is to allow the existing car wash facility to expand and improve its parking lot.

Staff contact: Ashton Jones at (757) 664-7470, ashton.jones@norfolk.gov

APPROVAL RECOMMENDED, 7-0

10. **BEN MAHGEREFTEH**, for the following applications on property located at 935 Woodrow Avenue:
- Special exception to permit mixed uses.
 - To modify a previously approved PCO-21st Street Development Certificate for a two-story addition over an existing commercial building.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

CONTINUED TO MAY 28TH

11. **7-ELEVEN**, for the following applications on property located at 735 E. Ocean View Avenue:
- Special exception to operate a convenience store, 24-hours (with fuel sales).
 - Special exception for the sale of alcoholic beverages for off-premises consumption.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 6-0

12. **BOTTLE BOX**, for a special exception for the sale of alcoholic beverages for off-premises consumption on property located at 325 W. 21st Street, Suite B.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 6-0

13. **BRICK ANCHOR BREW-HOUSE**, for the following applications on property located at 241 Granby Street.
- Special exception to operate an entertainment establishment with alcoholic beverages.
 - Special exception for the sale of alcoholic beverages for off-premises consumption.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 6-0

14. **NRHA**, for the following street closures:
- A mostly rectangular lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel being that portion of Merrimac Avenue, lying northwest of Cary Avenue.
 - A mostly triangular lot, piece or parcel of land situate, lying and being in the City of Norfolk, Virginia, said parcel being that fillet portion of Cary Avenue, lying northwest of Cary Avenue, due West of Merrimac Avenue.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

APPROVAL RECOMMENDED, 6-0

15. **NORFOLK COLLEGIATE SCHOOL**, for a closure of that cul-de-sac portion of Midfield Street, lying north of Granby Park (M.B.7, P. 54) and north of a closed 10' Lane at the northern terminus of Midfield Street in Granby Park.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, AICP, CFM
Executive Secretary